Karen Johnson Davidson County
Batch# 925086 DEEDWARR
10/04/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20221004-0109475

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $155,000.00

AFFIANT

Subscribed and sworn to before me
this 30 day of September, 2022.

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

NOTARY PUBLIC
Commission Expires: 3-2-25

ADDRESS OF NEW OWNER:
Chad Etheridge *et. ux.*
1506 Yarmouth Lane
Old Hickory, TN 37138

SEND TAX BILLS TO:
Owner

Map/Parcel 0441400500

WARRANTY DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Deborah Massey Lally, Diane Huber and Donna Lynn Fentress ("Grantor")** hereby convey all of his right title and interest to the hereinafter described property to **Chad Etheridge and wife, Jennifer Etheridge ("Grantee"),** their heirs, successors and assign. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 94 on the Map of Rolling Green Subdivision, Section I, as of record in Book 1424, page 75 Register's office for Davidson County, Tennessee.

Said Lot No. 94 fronts 90 feet on the Westerly side of Fowler Street and runs back 236 feet on the north line and 234.1 feet on the South Line, to the right of way of Tennessee Central Railroad, measuring 90 feet thereon.

Being the same property conveyed to Walter Riddick Edwards and wife, Reba Fay Edwards by deed from Bertin Douglas and wife, Ovie Jones Douglas of record din Book 113, page 151 Register's office for Davidson County, Tennessee. The said Walter Riddick Edwards having died vesting the property in Reba fay Edwards the surviving tenant by the entirety. The said Reba Fay Edwards having since died and, pursuant to her Last Will and Testament having devised the property to Deborah Massey Lally, James Riddick Edwards, Diane Huber and Donna Lynn Fentress of record in Probate Court for Davidson County, Tennessee Docket no. 13P-1615. James Riddick Edwards having since died intestate vesting his interest in Deborah Massey Lally, Diane Huber and Donna Lynn Fentress his heirs at law as evidenced by the affidavit of heirship attached hereto as Exhibit A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year(s) 2022 and thereafter, a lien not yet due and payable.

Plan of record in Plat Book 1424, page 75 Register's Office for Davidson County, Tennessee.
Easement of record in Book 1424, page 75 Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record.

This is improved property known as 708 Fowler Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand effective September 30, 2022.

Deborah Massey Lally

Diane Huber

Donna Lynn Fentress

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah Massey Lally, Diane Huber and Donna Lynn Fentress with whom I am personally acquainted (or who proved herself on the basis of satisfactory evidence) and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 29 day of Sept, 2022.

Notary Public

My Commission Expires:

8/10/25



CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 30, 2022

Affiant Signature

Date: 10-4-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 4th day of October, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024